

# THE HOUSING AUTHORITY OF THE CITY OF LINDEN

APRIL 15, 2020

Minutes from the Housing Authority of the City of Linden's Board of Commissioners Meeting of April 15, 2020. Due to the novel coronavirus pandemic and pursuant to New Jersey Department of Community Affairs guidance, the meeting was held on the video conferencing platform Zoom.

The Open Public Meeting Act notice was recited and the meeting commenced upon the Roll Call by Secretary Ann J. Ferguson at 5:00 p.m.

Roll Call:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
ALBERT CETRONI, CHAIR		X			
GARY MANNUZZA, VICE CHAIR		X			
KAREN LUKENDA		X			
PETER MATLOSZ		X			
JOANNE PETKOV		X			
SILVESTRO PRIMAVERA		X			
SHIRLEY RUSE					X

Also present: Executive Director Ann J. Ferguson; Deputy Executive Director Kathy Sanders; and Attorney Joseph A. Manfredi of Manfredi & Pellechio (General Counsel).

A Motion was made to approve the minutes of the January 29, 2020 Board of Commissioners Meeting. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
ALBERT CETRONI, CHAIR	1	X			
GARY MANNUZZA, VICE CHAIR	2	X			
KAREN LUKENDA		X			
PETER MATLOSZ		X			
JOANNE PETKOV		X			
SILVESTRO PRIMAVERA		X			
SHIRLEY RUSE					X

The Board of Commissioners approved the minutes of the January 29, 2020 meeting.

A Motion was made to accept and pay all bills for Ann J. Ferguson Towers for the periods of February 1, 2020 to February 29, 2020 in the amount of \$59,109.56 and March 1, 2020 to March 31, 2020 in the amount of \$54,775.98. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
ALBERT CETRONI, CHAIR	2	X			
GARY MANNUZZA, VICE CHAIR		X			
KAREN LUKENDA	1	X			
PETER MATLOSZ		X			
JOANNE PETKOV		X			
SILVESTRO PRIMAVERA		X			
SHIRLEY RUSE					X

The Board of Commissioners approved the motion to accept and pay all bills for the periods of February 1, 2020 to February 29, 2020 and March 1, 2020 to March 31, 2020.

**SECRETARY /TREASURER’S REPORT**

The Secretary/Treasurer, Ann J. Ferguson, reported on the balances of all Authority accounts and Certificates of Deposits (CD’s), the interest rate on each, as well as the actual and average rents collected for the months of February, March, and April 2020.

A Motion was made to accept the Secretary/Treasurer’s Report. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
ALBERT CETRONI, CHAIR		X			
GARY MANNUZZA, VICE CHAIR		X			
KAREN LUKENDA		X			
PETER MATLOSZ		X			
JOANNE PETKOV		X			
SILVESTRO PRIMAVERA		X			
SHIRLEY RUSE					X

The Board of Commissioners accepted the Secretary/Treasurer’s Report.

**UNFINISHED BUSINESS**

None.

**NEW BUSINESS**

A motion was made to accept the 2020 capital fund grant in the amount of \$334,129.00. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
ALBERT CETRONI, CHAIR		X			
GARY MANNUZZA, VICE CHAIR		X			
KAREN LUKENDA		X			
PETER MATLOSZ		X			
JOANNE PETKOV		X			
SILVESTRO PRIMAVERA		X			
SHIRLEY RUSE					X

The Board of Commissioners adopted the motion.

2020-02: Resolution to certify the review of the annual audit and to approve and authorize the submission of the annual audit to the New Jersey Local Finance Board. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
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ALBERT CETRONI, CHAIR	2	X			
GARY MANNUZZA, VICE CHAIR				X	
KAREN LUKENDA	1	X			
PETER MATLOSZ		X			
JOANNE PETKOV		X			
SILVESTRO PRIMAVERA		X			
SHIRLEY RUSE					X

The Board of Commissioners adopted Resolution 2020-02.

2020-03: Resolution to approve and authorize the submission of the annual audit to the United States Department of Housing and Urban Development, the County of Union, and the City of Linden. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
ALBERT CETRONI, CHAIR	2	X			
GARY MANNUZZA, VICE CHAIR				X	
KAREN LUKENDA	1	X			
PETER MATLOSZ		X			
JOANNE PETKOV		X			
SILVESTRO PRIMAVERA		X			
SHIRLEY RUSE					X

The Board of Commissioners adopted Resolution 2020-03.

2020-04: Resolution to approve and authorize final payment to Architectural Window Manufacturing Corporation for window screen repairs. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
ALBERT CETRONI, CHAIR		X			
GARY MANNUZZA, VICE CHAIR		X			
KAREN LUKENDA		X			
PETER MATLOSZ		X			
JOANNE PETKOV		X			
SILVESTRO PRIMAVERA		X			
SHIRLEY RUSE					X

The Board of Commissioners adopted Resolution 2020-04.

2020-05: Resolution to approve and authorize the Executive Director to award, at her discretion, merit-based salary increases of up to 3% to Housing Authority employees, effective October 1, 2020. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
ALBERT CETRONI, CHAIR		X			
GARY MANNUZZA, VICE CHAIR	2	X			
KAREN LUKENDA		X			
PETER MATLOSZ		X			
JOANNE PETKOV	1	X			
SILVESTRO PRIMAVERA		X			
SHIRLEY RUSE					X

The Board of Commissioners adopted Resolution 2020-05.

2020-06: Resolution to approve and authorize the submission of the annual budget to the U.S. Department of Housing and Urban Development. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
ALBERT CETRONI, CHAIR		X			
GARY MANNUZZA, VICE CHAIR				X	
KAREN LUKENDA	1	X			
PETER MATLOSZ		X			
JOANNE PETKOV	2	X			
SILVESTRO PRIMAVERA		X			
SHIRLEY RUSE					X

The Board of Commissioners adopted Resolution 2020-06.

2020-07: Resolution to approve and authorize payment to the Executive Director in lieu of vacation for 2020. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
ALBERT CETRONI, CHAIR	2	X			
GARY MANNUZZA, VICE CHAIR		X			
KAREN LUKENDA		X			
PETER MATLOSZ		X			
JOANNE PETKOV	1	X			
SILVESTRO PRIMAVERA		X			
SHIRLEY RUSE					X

The Board of Commissioners adopted Resolution 2020-07.

2020-08: Resolution to thank Mayor Armstead for the donation and delivery of food packages to every tenant in Ann J. Ferguson Towers, Edward J. Murawski Towers, and John T. Gregorio Towers. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
ALBERT CETRONI, CHAIR	1	X			
GARY MANNUZZA, VICE CHAIR		X			
KAREN LUKENDA	2	X			
PETER MATLOSZ		X			
JOANNE PETKOV		X			
SILVESTRO PRIMAVERA		X			
SHIRLEY RUSE					X

The Board of Commissioners adopted Resolution 2020-08.

2020-09: Resolution to approve and authorize a salary increase for Gary Belcher in the amount of \$5,200.00, plus an additional 3%, effective October 1, 2020. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
ALBERT CETRONI, CHAIR	1	X			
GARY MANNUZZA, VICE CHAIR		X			
KAREN LUKENDA	2	X			
PETER MATLOSZ		X			

JOANNE PETKOV		X			
SILVESTRO PRIMAVERA		X			
SHIRLEY RUSE					X

The Board of Commissioners adopted Resolution 2020-09.

2020-10: Resolution to approve and authorize a salary increase for Kathy Sanders in the amount of \$5,200.00, plus an additional 3%, effective October 1, 2020. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
ALBERT CETRONI, CHAIR	1	X			
GARY MANNUZZA, VICE CHAIR		X			
KAREN LUKENDA	2	X			
PETER MATLOSZ		X			
JOANNE PETKOV		X			
SILVESTRO PRIMAVERA		X			
SHIRLEY RUSE					X

The Board of Commissioners adopted Resolution 2020-10.

2020-11: Resolution to ratify the hiring of Nimfa Tinana to the position of Section 8 Lease & Occupancy Specialist, effective April 13, 2020. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
ALBERT CETRONI, CHAIR	2	X			
GARY MANNUZZA, VICE CHAIR		X			
KAREN LUKENDA	1	X			
PETER MATLOSZ		X			
JOANNE PETKOV		X			
SILVESTRO PRIMAVERA		X			
SHIRLEY RUSE					X

The Board of Commissioners adopted Resolution 2020-11.

**MAINTENANCE REPORT**

Read and filed.

**COMMISSIONER’S COMMENTS**

Commissioner Petkov thanked Executive Director Ferguson, Deputy Executive Director Kathy Sanders, and Director of Surveillance Salvatore Bivona for their work in responding to COVID-19.

**PUBLIC COMMENTS**

Council Liaison Michele Yamakaitis thanked the Housing Authority for the quality of care provided to the senior residents during COVID-19.

A Motion was made to enter into Executive/Closed Session for discussion of pending litigation and matters of attorney-client privilege. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
ALBERT CETRONI, CHAIR	1	X			
GARY MANNUZZA, VICE CHAIR	2	X			
KAREN LUKENDA		X			
PETER MATLOSZ		X			
JOANNE PETKOV		X			
SILVESTRO PRIMAVERA		X			
SHIRLEY RUSE					X

The Board entered into Executive/Closed Session for the discussion of pending litigation and matters of attorney-client privilege.

A motion was made to exit Executive/Closed Session. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
ALBERT CETRONI, CHAIR		X			
GARY MANNUZZA, VICE CHAIR	2	X			
KAREN LUKENDA		X			
PETER MATLOSZ		X			
JOANNE PETKOV	1	X			
SILVESTRO PRIMAVERA		X			
SHIRLEY RUSE					X

The Board of Commissioners returned to open session.

2020-12: Resolution to approve and authorize the selection of expert witness Samer Ezeldin in the matter of Linden Housing Corporation v. Zurich American Insurance Company, et al., Docket No. UNN-L-003725-15, in the Housing Authority’s capacity as management agent for the Linden Housing Corporation. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
ALBERT CETRONI, CHAIR	1	X			
GARY MANNUZZA, VICE CHAIR		X			
KAREN LUKENDA	2	X			
PETER MATLOSZ		X			
JOANNE PETKOV		X			
SILVESTRO PRIMAVERA		X			
SHIRLEY RUSE					X

The Board of Commissioners adopted Resolution 2020-12.

A Motion was made to adjourn the meeting. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
ALBERT CETRONI, CHAIR		X			
GARY MANNUZZA, VICE CHAIR	2	X			
KAREN LUKENDA		X			
PETER MATLOSZ		X			
JOANNE PETKOV	1	X			
SILVESTRO PRIMAVERA		X			
SHIRLEY RUSE					X

The meeting was adjourned at 5:52 p.m.